



1081376 - R8 SDMS

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 8  
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DENVER, CO 80202-2466  
Phone 800-227-8917  
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Ref: 8EPR-SR

August 15, 2002

Mr. Scott Parsons  
1534 East 35<sup>th</sup> Avenue  
Denver , CO 80205

Dear Mr. Parsons:

I've attached to this letter documents regarding the soil sampling history at your property, 1534 East 35<sup>th</sup> Avenue. During the period March, 1998, through September, 2000, EPA completed 3 phases of soil sampling in the area known as the Vasquez Boulevard/I-70 Superfund Site. The enclosed fact sheets prepared by EPA in April, 1999 and October, 2000 briefly describe the 3 phases of sampling (enclosures 1 and 2). They may help clarify the history of EPA's work at your property.

Your property was first sampled by EPA during the "Phase II" program on July 27, 1998. Our records indicate that access to collect the samples was granted to EPA by Ms. Brenda Mosley. Only two samples were collected from your property at that time. The results are as follows:

Results of Phase II Sampling at 1534 E 35 <sup>th</sup> Ave.					
SAMPLE DATE	SAMPLE NUMBER	LOCATION	DEPTH	ARSENIC ( in parts per million)	LEAD ( in parts per million)
7/27/98	D153435F10	front yard	surface	85	470
7/27/98	D153435F16	front yard	6"	52	340

In order to better characterize the levels of lead and arsenic in your entire yard, EPA came back to your property on June 1, 2000 and collected more samples as part of the "Phase III" program. During the Phase III sampling program, 30 individual samples were collected from your yard and were combined into 3 that were analyzed for lead and arsenic. EPA's final cleanup decision will be based on the results of the Phase III sampling. EPA had access to your property to complete the Phase III work based on the access agreement signed by Ms. Mosley in 1998.



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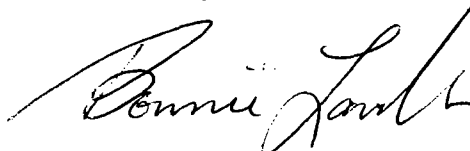
On September 19, 2000, I sent a letter to your address which described the results of the Phase III sampling at your property. Although the results were correctly assigned to your property, the letter was mistakenly addressed to your neighbor, Ms. Kimberly Hurst (enclosure 3). I apologize for the error and the confusion this has caused. You understandably want EPA to verify that samples were collected from your property.

I have searched our records and have verified that your property was in fact sampled on July 27, 1998 and again on June 1, 2000. The field crews who performed the sampling on June 1, 2000 made a sketch of your property and verified the address while they were there. I have enclosed a copy of the field data sheet prepared by the crew (enclosure 4). It indicates that 3 soil samples were collected at 1534 East 35<sup>th</sup> Avenue and given the numbers 3-10045, 3-10049, and 3-10047. The laboratory results for these three samples were summarized in my letter of September 19, 2000.

To be certain, I have also verified that Ms. Hurst granted EPA access to sample her property, 1524 East 35<sup>th</sup> Avenue, on September 12, 2000 and it was sampled on that same day. Field data sheets are available for her property which indicate 3 samples were collected and given different numbers from the ones collected at your property. On November 15, 2000, I sent a separate letter to Ms. Hurst notifying her of the results for her property. EPA is confident that both properties were sampled, there are two sets of results, and that the sampling results are assigned to the correct property addresses in our database and records. Apparently Ms. Hurst was entered as the property owner of 1534 East 35<sup>th</sup> Avenue in our database. This mistake had no effect on the matching of the property address with the sample numbers and sampling results however.

I'd be happy to discuss the enclosed information with you if you still have questions once you've reviewed it. Please call Jennifer Chergo at (303)312-6601 if you'd like to arrange a meeting. Also, I have enclosed a research paper, "Property Values, Stigma, and Superfund" (enclosure 5) in response to your request for information about the effect of Superfund listing on property values. I hope you find it useful.

Sincerely,

A handwritten signature in cursive script, appearing to read "Bonnie Lavelle".

Bonnie Lavelle  
Remedial Project Manager

enclosures

cc (w/encl): Jennifer Chergo



# Fact Sheet



## Some Facts About Soil Sampling in the Neighborhood

Fact Sheet  
Number 2  
April 1999

This fact sheet explains past and future soil sampling efforts in the Swansea, Elyria, Cole, Clayton, and Globeville neighborhoods.

The Colorado Department of Public Health and Environment (CDPHE) sampled 25 homes in Swansea and Elyria in 1997 as part of its studies at the Asarco Globe cleanup in Globeville. As a result, CDPHE asked the U.S. Environmental Protection Agency (EPA) to do a more complete study in the area.

### PHASE I

In spring of 1998, EPA completed its first broad sampling effort. Soil was tested for arsenic and lead. This effort included all of Swansea and Elyria, and parts of Cole and Clayton. The actual sampling boundaries were 56<sup>th</sup> Avenue to the north, 38<sup>th</sup> Avenue to the south, Colorado Boulevard to the east and the South Platte River to the west.

In order to sample a property, EPA needs written permission from the owner. EPA sent letters to property owners requesting this permission. About 20 percent responded with signed permission. EPA then walked door to door in the area to request permission to sample more properties. This resulted in 1,152 people giving EPA permission to sample their yards. All of these 1,152 properties were sampled, including 4 schools and 7 parks.

The results of this sampling found arsenic and lead contamination in no particular pattern. The schools and parks sampled all had low levels of arsenic and lead. Some yards had low levels of contamination while others, even neighboring yards, had higher levels of contamination. A few properties had high enough levels for EPA to recommend cleanup. However, to confirm these high levels, more sampling was needed before cleanup.

### FOR MORE INFORMATION PLEASE CONTACT:

Ted Fellman (EPA) at (303) 312-6119;  
Pat Courtney (EPA) at (303) 312-6631;  
Bonnie Lavelle (EPA) at (303) 312-6579; or  
Barbara O'Grady (CDPHE) at (303) 692-3395.

### PHASE II

A second sampling effort was conducted in summer of 1998. The boundaries for this sampling were slightly expanded. The additional sampling extended further south to 35<sup>th</sup> Avenue, covering more of Cole and Clayton, and a part of Globeville south of I-70.

EPA again sent letters to property owners requesting permission to sample. EPA did not go door to door, but instead focused on sampling yards to confirm high levels of contamination that might need cleanup. EPA sampled 241 properties in this effort. Sampling results showed 21 properties in need of immediate cleanup due to high levels of arsenic or lead in the soil (greater than 450 ppm for arsenic, greater than 2,000 ppm for lead<sup>1</sup>). EPA removed the soil at 18 of these properties in the fall of 1998. Three property owners did not give EPA permission to clean up their yards.

<sup>1</sup> ppm stands for parts per million and is a unit of measurement for metals in soil. It is like one grain of arsenic or lead in a million grains of sand. Sampling results from individual properties are in parts per million.

### MORE SAMPLING THIS SUMMER

EPA is getting ready for another large sampling effort this summer. EPA is seeking funds to sample all yards within the study area. The results of this and past sampling efforts will be used to identify additional properties in need of cleanup in the future. **Permission from property owners is essential for this summer's sampling effort.** EPA will be sending letters to property owners requesting permission before sampling begins. Please sign the agreement and send it back if you want to have your property sampled, or encourage the owner of the property to give written permission for soil sampling. You can also call Ted Fellman at (303) 312-6119, Pat Courtney at (303) 312-6631, or Bonnie Lavelle at (303) 312-6579 for more information or to make sure that your name is on the sampling list.



# HOJA DE DATOS



## Algunos hechos sobre la Colección de Muestras de Tierra en los Vecindarios

Hoja de Datos  
Número 2  
Abril de 1999

Esta hoja factual explica los trabajos de colección de muestras de tierra realizados en el pasado y el futuro en las vedindarios de Swansea, Elyria, Cole, Clayton y Globeville.

El Departamento de Salud Pública y Medio Ambiente de Colorado (CDPHE, sus siglas en inglés) colectó muestras en 25 casas de Swansea y Elyria en 1997 como parte de los estudios de limpieza de Asarco Globe en Globeville. Como resultado de tal estudio, el CDPHE le pidió a la Agencia de Protección del Medio Ambiente (EPA, sus siglas en inglés) realizar un estudio completo en esta zona.

### FASE I

En la primavera de 1998, la EPA concluyó el primer proyecto de colección. Se examinó la tierra para la presencia de arsénico y plomo. En este trabajo se incluyó toda Swansea y Elyria y algunas partes de Cole y Clayton. Los límites reales de la colección son al norte la Avenida 56, al sur la Avenida 38, al este Colorado Boulevard, y oeste el río South Platte.

Para poder coleccionar muestras de tierra en una propiedad, la EPA requiere una autorización por escrito del propietario. La EPA envió cartas por correo a los propietarios solicitando tal autorización. Cerca del 20 por ciento respondió firmándola. Seguidamente, la EPA fue de puerta en puerta en la zona para solicitar permiso para coleccionar muestras en más propiedades. Esto resultó en que 1,152 personas autorizaran a la EPA para llevar a cabo la colección en sus propiedades. Todas las 1,152 propiedades fueron examinadas, incluyendo 4 escuelas y 7 parques.

En los resultados de esta colección se detectó la presencia de contaminación por arsénico y plomo sin ningún modelo en particular. Todas las muestras de las escuelas y parques dieron resultados de contenido bajo en arsénico y plomo. Algunos patios dieron resultados bajos de contaminación mientras que otros, incluso los patios de los vecinos, dieron resultados con niveles de contaminación mayores. Unas cuantas propiedades dieron resultados suficientemente elevados para que la EPA recomendará la limpieza de las mismas. No obstante, para confirmar estos niveles elevados, se tuvo que realizar más colección de muestras de tierra antes de comenzar la limpieza.

**Para más información, por favor llame a  
Ted Fellman al (303) 312-6119**

### FASE II

Un segundo proyecto de colección se llevó a cabo en el verano de 1998. Los límites de esta colección se expandieron un poco más. La colección adicional se extendió más al sur hasta la Avenida 35, cubriendo más la zona de Cole y Clayton y parte de Globeville al sur de la autopista I-70.

La EPA nuevamente envió cartas a los propietarios de casas solicitando la autorización para llevar a cabo la colección de muestras. Esta vez, la EPA no fue de puerta en puerta, pero, se enfocó en la confirmación de los niveles elevados de contaminación que pudieran necesitar limpieza. La EPA analizó 241 propiedades en este trabajo. Los resultados de las muestras mostraron 21 propiedades con una inmediata necesidad de limpieza debido a los elevados niveles de arsénico o plomo detectados en la tierra (mayores de 450 ppm para arsénico y mayores de 2,000 ppm para plomo<sup>1</sup>). La EPA removió la tierra en 18 de estas propiedades en el otoño de 1998. Tres propietarios no autorizaron a la EPA a llevar a cabo la limpieza de sus patios.

<sup>1</sup>ppm significa partes por millón y es una unidad de medición para metales presentes en la tierra. Es similar a un grano de arsénico o plomo en un millón de granos de arena. Los resultados de la colección de muestras de las propiedades individuales son en partes por millón.

### MAS DE COLECCION DE MUESTRAS ESTE VERANO

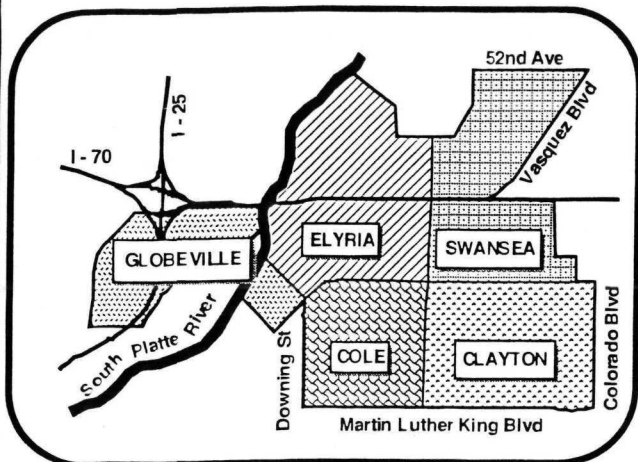
La EPA se está preparando para realizar otro gran trabajo de colección de muestras este verano. La EPA está solicitando los fondos correspondientes para llevar a cabo la colección de muestras en todos los patios comprendidos en el área del estudio. Los resultados de esta colección de muestras y las del pasado servirán para identificar las propiedades adicionales que necesitarán una limpieza en el futuro. La autorización de los propietarios para realizar el trabajo de colección este verano es importantísima. La EPA enviará cartas a los propietarios solicitando la autorización correspondiente antes de comenzar el trabajo de colección. Por favor, firme el acuerdo y envíelo si desea que se lleve a cabo la colección en su propiedad, o aliente al propietario de la propiedad en la que usted vive a dar la autorización para que se lleve a cabo tal colección. También puede llamar a Ted Fellman al (303) 312-6119 para mayor información o para asegurarse de que su nombre esté registrado en la lista de colección.





# VBI70 Soil Sampling Results

Fact Sheet  
Number 6  
October 2000



## What is the EPA?

The United States Environmental Protection Agency (US EPA) was created in 1970 to protect human health and the environment.

## What has EPA done in the Swansea, Elyria, Cole and Clayton Neighborhoods?

In 1998, the Colorado Department of Public Health and Environment requested assistance from EPA in sampling residential yards in the Swansea and Elyria neighborhoods. Lead, gold, and silver smelters operated in this area in the early 1900's. This activity may have left metals in the soil where people now live.

In March, 1998, EPA began a large soil sampling effort to gather information about the levels of metals in the soil. One soil sample was collected from the front yard and one soil sample was collected from the back yard of each property sampled. Samples were collected from yards in Swansea and Elyria. The program expanded to include yards in the northern Cole and Clayton neighborhoods. On July 22, 1999, EPA added the area that includes all of the Swansea/Elyria, Cole and Clayton neighborhoods to its National Priorities List.

This is a list of contaminated sites that are eligible for cleanup funding under EPA's Superfund program. EPA relied on the information from the soil sampling done in 1998 to make this determination.

The soil sampling done in 1998 was useful in identifying areas that may have been impacted by metals. However, collecting only one sample from the front and back yards of each property did not provide enough information about the entire yard. So, in August, 1999, EPA designed a soil sampling program to collect better information on the levels of metals people may be exposed to throughout their entire yard. This required that many more soil samples be collected from each yard. EPA also collected samples of dust and vegetables from selected yards. The sampling program was completed by EPA in September, 2000. This fact sheet provides information on what was found. We study health risks based on what people do and are likely to do in the future at the VBI70 site. Our goal is to protect everyone who could come in contact with arsenic or lead in yard soils, especially children, women of childbearing age, the elderly and others who may be at greater risk.

## How many yards has EPA sampled?

EPA needs permission from property owners before collecting samples. EPA calls this gaining "access". Here's a summary of how many people agreed to have samples collected during 1999 and 2000:

### ACCESS AGREEMENTS

Target Properties	3949
Access Granted	2978
Access Granted, Sample	
Not Collected	7
Sampled Without Access	36
Access Denied	112
No Response or Returned	823

## What are the results of the soil sampling?

Property owners whose yards were sampled by EPA were mailed a letter with information about the date the soil samples were collected, the amount of arsenic and lead found in each sample, and a calculated "decision value" for both arsenic and lead. EPA looks at the "decision values" to determine whether a cleanup in the yard is necessary. Based on the levels of arsenic and lead measure, EPA identified three categories for the properties.

The levels of arsenic and lead found in the vegetables and dust are not of concern. A few exceptions are homes where lead levels are higher in the house dust than in the yard soil. This indicates that possibly lead paint is the source of the lead in house dust. The affected property owners have been notified by EPA. The following table summarizes the soil results by neighborhood:

1. **No Action.** No arsenic was detected and the level of lead is not of concern. Cleanup is not required.
2. **Cleanup Action Required.** The decision value for arsenic is greater than 400 or the decision value for lead is greater than 2000. A cleanup is required.
3. **No Immediate Action.** A cleanup is not required immediately but a risk assessment must be completed to determine if the levels of arsenic or lead may be high enough to warrant a cleanup in the future.

### SOIL SAMPLING RESULTS

	No Action	Clean Up Action Required	No Immediate Action	Total Properties Sampled
Clayton	322	14	569	905
Cole	143	17	636	796
Elyria	7	3	50	60
Swansea	353	17	813	1,183
Globeville	8	0	55	63
<b>Total</b>	<b>833</b>	<b>51</b>	<b>2,123</b>	<b>3,007</b>

## What's Next?

EPA will be working with the Colorado Department of Public Health and Environment, the City of Denver, and local community representatives to complete a risk assessment which will be the basis for

deciding whether any more yards need to be cleaned up. Look for information on future public meetings to give EPA your input on this important study.